

**REQUIREMENTS SUMMARY MATRIX
FOR OPERATION, MAINTENANCE AND REPAIR OF
COVERED EQUIPMENT AND SYSTEMS AT NAREL**

Performance Requirement/ Desired Outcome	Performance Standard	Acceptable Quality Level (AQL)	Monitoring Method	Incentives/ Disincentives
<p>PMI Program and Operation Procedures - All covered equipment and systems operate properly and efficiently. Customers are satisfied with environmental controls. All inspection reports are accurate and current and are submitted on time.</p>	<p>All scheduled PMIs are properly and timely completed, e.g., filter replacement.</p> <p>Chillers will reduce water temperature to 43 degrees</p> <p>Air Handling Units will move sufficient 55 degree air to each building zone in order to control air balance. Each AHU to be calibrated a minimum of 2 times each year with tachometer.</p> <p>Inspection reports are accurate, current and timely submitted</p>	<p>90% of all PMI activities are performed properly and timely.</p> <p>Water temperature is within 40 to 50 degrees at daily inspection</p> <p>Air will register 52-58 degrees at daily inspection</p> <p>100% -No deviation permitted</p>	<p>Periodic inspections</p> <p>Daily inspections</p> <p>Daily inspections</p> <p>Project Officer monitoring based on Contractor prepared PM Schedule</p>	<p>Positive and negative performance will be documented in past performance reports that are reported in the NIH PastPerformance Database</p>
<p>Contractor responds to needed corrective maintenance/service calls within timeframe set forth in SOW, i.e., 3 hours for critical systems, otherwise 24 hours. Any repairs are made immediately</p>	<p>Contractor is on-site within 24 hours of notification for non-critical outages or problems</p> <p>Contractor is on-site within 3 hours for equipment designated as critical</p>	<p>100% - No deviation permitted</p> <p>100% -No deviation permitted</p>	<p>Project Officer assessment</p> <p>Project Officer assessment</p>	<p>Positive and negative performance will be documented in past performance reports that are reported in the NIH Past Performance Database</p>
<p>Water Treatment operates properly and efficiently.</p>	<p>Water in plan system is of proper chemistry for plant operations.</p>	<p>100% - No deviation permitted</p>	<p>Periodic inspections</p>	<p>Positive and negative performance will be documented in past performance reports that are reported in the NIH Past Performance Database</p>